

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

**Meeting ID: 961 610 0275 and Passcode: 892471**

***We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.***

**GUIDANCE FOR THE PUBLIC OBSERVING MEETING:**

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press **\*6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing **\*6**.

**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**July 12, 2023, 1:30 p.m.**

1. **Call to order.**

2. **A public hearing to consider each of the following;**

**APPEAL #20474**— Appeal filed by Midtown Neighborhood Opportunities Corporation, c/o Tim Ripplinger, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a child daycare center, to keep up to 45 children during the school year and over the summer, Monday – Friday, no cooking, at 1202 S. Boyle Ave.

**WARD 9                      #AOP-9385-23                      ZONE: Forest Park Southeast Form Based Code - Forest Park Southeast Form Based District – Neighborhood General Type 2 Envelope Standard**  
**ZONE: “B” – Two-Family Dwelling District**

**APPEAL #20475** – Appeal filed by Tire World, c/o Odai Abumurad and Mohammad Altahrawi from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate an auto repair and new and used tire business, as well as installing the tires (no auto sales, no outside storage), at 4459 W. Florissant Ave.

**WARD 11                      #AOP-9341-23                      ZONE: “F” – Neighborhood Commercial District**

**APPEAL #11764** – Appeal filed by Daniel Dirnberger, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct a two-car detached garage, per plans, at 4230 Arsenal St.

**WARD 6                      #AB-573280-23                      ZONE: “B” – Two-Family Dwelling District**

**APPEAL #11765** – Appeal filed by Union Electric dba Ameren Missouri, c/o Heather Donze, from the determination of the Board of Public Service in the denial of a re-subdivision of Lots 16, 18, 19, and 20, in City Block 5766, to create space for an electrical sub-station, at 1615 Macklind Ave.

**WARD 2                      #BPS-131528                      ZONE: “A” – Single-Family Dwelling District and**

**APPEAL #11772** – Appeal filed by Excel Sign and Design, c/o Kara Neubauer, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to install two (2) illuminated roof top signs, per plans, at 1717 Olive St.

**WARD 14                      #AB-575034-23                      ZONE: “I” – Central Business District**

3. **Deliberations on the above hearings.**

4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;

**A.** Proceedings involving legal actions, causes of action or litigation or confidential or Privileged communications with attorneys as provided by Section 610.021(1) RSMo.

5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on June 28, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc: Via Email:  
Zoning Staff  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Jared Boyd, Mayor's Office  
Dan Isom  
Neal Richardson  
Neighborhood Stabilization Team  
Dale Ruthsatz, SLDC  
Sherran White, Building Inspection Section  
Brian Alcaraz, Building Inspection Section  
Chris Schlumm, Building Inspection Section  
Rob Orr, SLDC  
Russell Halliday  
Bennett Anderson  
Project Connect

Via Email with Attachments  
Tracy Billups  
City Counselor  
Board Members  
Debra Aaron

Via Hard Copy with Attachments:  
Mary Hart Burton, Zoning Administrator  
File